Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
24-0124

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $568,000.00

Karen Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of May, 2024

Notary Public

Commission Expires: 8/20/24

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

Karen Johnson
Batch # 1133377
05/10/2024 10:59:14 AM
Fees: $13.00 Taxes: $2,101.60

Davidson County
DEEDWARR
2 pgs

20240510-0034528

Address of New Owner	Send Tax Bills To:	Map & Parcel
Saint Lawrence Catholic Church 5655 Clarksville Pike Joelton, TN 37080	NEW OWNER	029-00-0-177.00 and 029-00-0-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Beverly Gail Howard, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Most Reverend J. Mark Spalding, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, his successors and assigns

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:
TRACT I:
A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the Plan of the subdivision of lands owned by the Heirs of Charles P. Zimmerle, deceased as of record in Plan Book 3, Page 28, Chancery Court at Nashville, described according to a survey made by John Setters, Surveyor, April 24, 1947, as follows:

SITUATED in the 14th Civil District of said county beginning at a stone in the southwest corner of a tract of land owned by C. A. Zimmerle; thence South 44 degrees West 1415 feet to a stake in the eastern boundary line of a tract of land owned by William Orand; thence with Orand's line, South 2 degrees West 435 feet to a stake; thence North 53 degrees East 528 feet to a point; thence North 80 degrees East 338 feet to a point; thence North 55-1/2 degrees East 198 feet to a point; thence South 78 degrees East 307 feet to a stake in a rock pile in the westerly boundary line of a tract of land owned by Armstrong; thence with Armstrong's line, North 2-1/2 degrees East 673 feet to a stone in the southern boundary line of said Zimmerle's tract of land; thence with said Zimmerle's line, North 43 degrees West 345 feet to the beginning.

TRACT II:
LYING and being in the 14th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made November 20, 1940, by S. M. McMurray Engineering Company, as follows:

BEGINNING at a point center line of Old Dry Fork Road at the northeast corner of the property of the St. Lawrence Church; thence along the north line of the said church property, South 75 degrees West 271.2 feet to the northwest corner of said church lot; thence with the west line of the same, South 15 degrees 30' East 128.8 feet; thence leaving said church property, South 75 degrees West 59 feet, North 76 degrees 50' West 45.5 feet, North 2 degrees 30' East 580 feet; North 49 degrees East 194.4 feet to the center line of Old Dry Fork Road; thence with the center line of the same, South 18 degrees East 518.5 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED HEREFORM ARE THE FOLLOWING DESCRIBED TRACTS:

(1) BEGINNING at a point at the northwest corner of the property of the St. Lawrence Church; thence North 15 degrees West 13 feet; thence North 75 degrees East 153.5 feet; thence South 15 degrees East 13 feet to the north boundary of said Church property; thence along north line of the same South 75 degrees West 153.5 feet to the point of beginning, containing cemetery plot of Bernard family and seven other graves, and being the same

property conveyed to the Most Reverend William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Vidale Armstrong, of record in Book 2440, Page 587, Register's Office for Davidson County, Tennessee.

(2) BEGINNING at a point, the northeast corner of the St. Lawrence Roman Catholic Church with the Clarksville Highway; thence South 75 degrees West with the northerly boundary of said Church to a point, the southeast corner of the property conveyed by G. C. Armstrong and wife, Marie Vidale Armstrong to the Most Rev. William L. Adrian by deed recorded in Book 2440, Page 587, of the Register's Office for Davidson County, Tennessee; thence North 15 degrees West 13 feet to a point the northeast corner of the said conveyed property; thence 153 feet South 75 degrees West to a point, the northwesterly corner of the aforesaid conveyed property; thence North 15 degrees West 10 feet to a point; thence Easterly to a point in the Clarksville Highway 20 feet northerly from the beginning point hereof; thence southerly with the Clarksville Highway 20 feet to the point of beginning. It being the intent of the grantors hereof to convey a strip of land 10 feet wide on its westerly extremity and 20 feet wide on its easterly extremity and lying immediately north of and adjacent to the St. Lawrence Catholic Church property, and being the same property conveyed to the Most Rev. William L. Adrian, Bishop of the Roman Catholic Diocese of Nashville, Tennessee, by deed from G. C. Armstrong and wife, Marie Ertola Armstrong, of record in Book 3437, Page 357, Register's Office for Davidson County, Tennessee.

(3) BEGINNING on the west side of Clarksville Highway in the center of Old Dry Fork Road at the northeast corner of the St. Lawrence Church property; thence along the north line of said church property S 76 46' 52" W, 269.92 feet; thence S 14 11' 00" E. 151.80 feet; thence S 75 39' 00" W, 59.00 feet; thence N 79 19' 12" W, 173.19 feet; thence S 88 18' 24" W, 183.58 feet; thence S 61 34' 19" W, 187.73 feet; thence S 79 45' 24" W, 342.20 feet; thence S 52 59' 21" W, 530.32 feet; thence N 5 55' 10" E, 324.22 feet; thence N 2 26' 01" W, 111.66 feet; thence N 47 07' 40" E, 318.82 feet; thence N 86 50' 20" E, 1005.06 feet; thence N 76 46' 52" E, 269.92 feet to the aforesaid center of Old Dry Fork Road; thence S 18 00' E, 107.05 to the point of beginning and containing 10.00 acres, more or less. Being the same property conveyed to the Bishop Edward U. Kmiec, Bishop, Roman Catholic Diocese of Nashville, Tennessee and his successors in office for the use and benefit of St. Lawrence Parish, of record in Book 9401, Page 320, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Clifton Howard and wife, Beverly Gail Howard by Instrument of Correction from Charles E. Felts and Myra W. Felts, dated 8/2/2017 and recorded 8/3/2017 in Instrument No. 20170803-0079147, which corrected and replaced the legal description in prior deed between the same parties dated 1/31/2015 and recorded 2/4/2015 in Instrument No. 20150204-0010675, Register's Office for Davidson County, Tennessee. Clifton Howard having since died March 8, 2021, leaving Beverly Gail Howard as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5701 Clarksville Pike and 5707 Clarksville Pike Joelton, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of May, 2024.

Beverly Gail Howard

Beverly Gail Howard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly Gail Howard** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 9th day of May, 2024.

Kayla R. Johnson

Notary Public
My Commission Expires: 3/27/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY